

Timber Creek Southwest

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

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Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 4/30/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Revenues and Other Sources						
Carryforward	\$ 103,600	\$ -	\$ 103,600	\$ -	\$ -	Cash required to meet 1st three (3) months operations
Assessment Revenue						
Assessments - On-Roll	\$ 228,711	\$ 220,311	\$ 228,711	\$ 538,246	\$ 998,947	Assessment on Tax Bills (Inc. carryfwd. cash req'd.)
Total Revenue and Other Sources	\$ 332,311	\$ 220,311	\$ 332,311	\$ 538,246	\$ 998,947	
Appropriations						
Legislative						
Board of Supervisor's Fees	\$ 1,200	\$ 600	\$ 1,200	\$ 1,200	\$ 1,200	Statutory Required Fees
Executive						
Professional - Management	\$ 48,000	\$ 28,000	\$ 48,000	\$ 52,000	\$ 52,000	District Manager
Financial and Administrative						
Audit Services	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,800	\$ 5,800	Statutory required audit yearly
Accounting Services	\$ 29,700	\$ 17,325	\$ 29,700	\$ 31,500	\$ 31,500	Accounting (all funds)
Assessment Roll Preparation	\$ 29,700	\$ 17,325	\$ 29,700	\$ 31,500	\$ 31,500	Tax Rolls preparations, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bonds does not exceed interest paid on bonds
Other Contractual Services						
Legal Advertising	\$ 2,500	\$ 3,023	\$ 3,023	\$ 3,000	\$ 3,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,170	\$ 4,246	\$ 8,492	\$ 8,500	\$ 8,500	Trust Fees for Bonds
Dissemination Agent Services	\$ 10,000	\$ 850	\$ 7,750	\$ 7,750	\$ 7,750	Required SEC Reporting for Bonds
Property Appraiser Fees	\$ 1,400	\$ 1,315	\$ 1,400	\$ 1,400	\$ 1,400	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services						
Postage, Freight & Messenger	\$ 100	\$ 786	\$ 986	\$ 300	\$ 300	Agenda Mailings and other misc. mail.
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance						
	\$ 7,019	\$ 7,199	\$ 7,199	\$ 7,899	\$ 7,899	General Liability and D&O Liability Insurance
Subscriptions and Memberships						
	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding						
	\$ 100	\$ 1,446	\$ 1,696	\$ 300	\$ 300	Agenda books and copies
Legal Services						
General Counsel	\$ 5,000	\$ 4,558	\$ 7,500	\$ 7,500	\$ 7,500	District Attorney
Other General Government Services						
Engineering Services	\$ 5,000	\$ 8,980	\$ 10,480	\$ 5,000	\$ 5,000	District Engineer
Other Current Charges - Lee Cty RE Tax	\$ -	\$ 20	\$ 20	\$ 20	\$ 20	
Sub-Total:	\$ 157,414	\$ 103,748	\$ 166,671	\$ 167,494	\$ 167,494	

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 4/30/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Stormwater Management Services						
Professional - Management						
Asset Management	\$ 7,000	\$ 5,669	\$ 11,337	\$ 60,000	\$ 30,000	Asset Manager
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	\$ 53,000	\$ 38,000	\$ 53,120	\$ 34,000	\$ 33,000	Weekly aquatic vegetation mgmt throughout lake system
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	Lake Bank Maintenance for erosion control
Aeration Maintenance	\$ 18,000	\$ 18,581	\$ 22,431	\$ -	\$ 12,700	PM-Qtrly maintenance of lake aeration system
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ 15,600	\$ 15,600	Compliance & reporting requirements associated with the South Florida Water Management District (SFWMD) Water Use Permit.
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 18,000	\$ -	\$ -	\$ 10,000	\$ 10,000	Periodic control of Invasives, Maintenance of Littorals
Control Structures, Catch basins & Outfalls	\$ 5,000	\$ 7,800	\$ 7,800	\$ 60,000	\$ 30,000	Annual inspection & cleaning of stormwater drainage system
Cane Toad Program	\$ -	\$ -	\$ -	\$ -	\$ 18,000	Skimming of tadpoles during peak season
Signage	\$ -	\$ -	\$ -	\$ -	\$ 6,000	Installation of "Beware of Alligator" signage at each lake throughout community
Preserve Services						
Repairs & Maintenance	\$ 2,600	\$ 3,000	\$ 3,000	\$ 22,000	\$ 68,000	Preserve & Wetland Maint - Maintenance of approx 142 acres including choreographed preserves, buffers, & dry detention areas.
Hazardous Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ 45,000	Removal of hazardous or structurally compromised trees within preserve areas.
Monitoring	\$ -	\$ -	\$ -	\$ 12,000	\$ -	Quarterly Permit Monitoring \$3000 per quarter - Completed
Contingencies	\$ -	\$ 2,410	\$ 2,410	\$ 11,452	\$ 17,381	7% of Repairs & Maintenance (Prev 10%)
Capital Outlay						
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ 19,000	\$ 25,000	Installation of additional littoral plantings along lake banks to improve water quality & shoreline stability
Erosion Restoration	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	Restoration from Down Spout wash outs
Sub-Total:	\$ 103,600	\$ 75,460	\$ 100,098	\$ 299,052	\$ 345,681	

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 4/30/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Landscaping Services						
Professional Management						
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ 18,000	Asset Manager
Repairs & Maintenance						
Landscaping Maintenance - Common Area	\$ -	\$ -	\$ -	\$ -	\$ 110,000	Mowing & general landscape maint outside gate & common areas inside gate
Annuals	\$ -	\$ -	\$ -	\$ -	\$ 18,000	Seasonal annual flowers 3 times per year
Fence Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,000	Routine R&M of community perimeter fencing
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 5,000	Routine Tree Trimming
Fertilization - Royal Palms	\$ -	\$ -	\$ -	\$ -	\$ 1,800	Preventative injections for Royal Palms (front entrance) to protect against whitefly & lethal yellowing.
Frost Damage	\$ -	\$ -	\$ -	\$ -	\$ -	Hedge line replacement along Daniels Parkway due to frost damage
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,500	Repairs to lighting throughout community as needed
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ 25,000	Replacement of damaged or declining landscape materials as needed
Mulch Installation	\$ -	\$ -	\$ -	\$ -	\$ 30,000	Mulch application at front gate (Daniels Parkway) & back gate entrance
Annual Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 12,000	Installation & seasonal display of holiday lighting at the main entrance & monument signs.
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 4,500	Cleaning of entry features, sidewalks & monument signage
Irrigation System						
Pump & Wells						
Routine Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,200	PM & servicing of irrigation pump station equipment.
Line Distribution System						
Main Line Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 3,600	Repairs to the main irrigation mainline
Capital Outlay						
Front Gate and Back Gate Landscape Improvements	\$ -	\$ -	\$ 6,400	\$ -	\$ -	Install brick pavers at the back of gate to prevent landscape damage caused by vehicles turning around in that area.
Back Gate Monument Improvements	\$ -	\$ -	\$ 5,000	\$ -	\$ -	Complete necessary repairs to the back gate monument & install backlighting to improve visibility/appearance.
Fence Replacement	\$ -	\$ -	\$ 11,000	\$ -	\$ -	Installation of new fencing in open space at SE Entrance (near shopping center)
Fence Improvements	\$ -	\$ -	\$ -	\$ -	\$ 23,000	Relocate sections of perimeter fence to move off residential properties
Contingencies & CEI	\$ -	\$ -	\$ -	\$ -	\$ 4,572	2% of Repairs and Maintenance
Sub-Total	\$ -	\$ -	\$ 22,400	\$ -	\$ 274,172	

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Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 4/30/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Reserves						
Extraordinary Capital/Operations Reserve	\$ 65,000	\$ 32,500	\$ 36,845	\$ 65,000	\$ 204,900	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Other Fees and Charges						
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 6,297	\$ -	\$ 6,297	\$ 6,700	\$ 6,700	Discount permitted when paying tax bill early and Tax Collector Fee
Total Expenditures and other Uses	\$ 332,311	\$ 211,708	\$ 332,311	\$ 538,246	\$ 998,947	
Fund Balances:						
Change from Current Year Operations	\$ -	\$ 8,603	\$ -	\$ -	\$ -	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning	\$ 174,141	\$ 174,141	\$ 174,141	\$ 107,386	\$ 107,386	
Current Year Reserve Allocation	\$ 65,000	\$ 32,500	\$ 36,845	\$ 65,000	\$ 204,900	Budgeted Funds for Long Term Capital Planning
Current Year Reserve Appropriations	\$ (103,600)	\$ -	\$ (103,600)	\$ -	\$ -	
Total Fund Balance	\$ 135,541	\$ 215,244	\$ 107,386	\$ 172,386	\$ 312,286	
Fund Balance - Allocations						
1st 3 months of Operations Reserve	\$ 60,145	\$ 40,322	\$ 66,480	\$ 106,480	\$ 178,661	Required to meet Cah Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 75,396	\$ 174,922	\$ 40,906	\$ 65,905	\$ 133,625	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 135,541	\$ 215,244	\$ 107,386	\$ 172,386	\$ 312,286	
Assessment Rate	\$ 173.92			\$ 409.31	\$ 759.66	Year over Year Assessment Rate
Units Subject to Assessment	1315			1315	1315	Anticipated Number of Units to be constructed
Cap Rate	\$ 208.00			\$ 491.18	\$ 911.59	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020 Bonds - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 4/30/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Revised Proposed Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 9,084	\$ 4,456	\$ 8,913	\$ 7,095
Revenue Account	\$ 9,968	\$ 7,295	\$ 14,589	\$ 9,781
Special Assessment Revenue				-
Special Assessment - On-Roll	\$ 433,269	\$ 412,747	\$ 433,269	\$ 433,269
Total Revenue & Other Sources	\$ 452,321	\$ 424,498	\$ 456,772	\$ 450,146
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Interest Expense	\$ 252,700	\$ 126,350	\$ 252,700	\$ 247,900
Other Fees and Charges				
Discounts for Early Payment	\$ 16,508	\$ -	\$ 16,508	\$ 16,516
Total Expenditures and Other Uses	\$ 429,208	\$ 126,350	\$ 429,208	\$ 429,416
Net Increase/(Decrease) in Fund Balance	\$ 23,113	\$ 298,148	\$ 27,564	\$ 20,730
Fund Balance - Beginning	\$ 415,943	\$ 415,943	\$ 415,943	\$ 443,507
Fund Balance - Ending	\$ 439,057	\$ 714,092	\$ 443,507	\$ 464,237

Restricted Fund Balance:

Reserve Account Requirement	\$ 207,300
Restricted for December 15, 2027 Interest Payment	\$ 121,475
Total - Restricted Fund Balance:	\$ 328,775

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Executive (50' - 59')	61	\$ 1,216.34	\$ 1,216.34
Manor (60' - 69')	48	\$ 1,469.74	\$ 1,469.74
Estate (70' - 80')	59	\$ 1,824.51	\$ 1,824.51
Twin Villa	131	\$ 962.93	\$ 962.93
Townhome	90	\$ 608.17	\$ 608.17
Total:	389		

**Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,275,000	Varies			
12/15/2020				\$ 62,555.49		
6/15/2021		\$ 140,000	2.500%	\$ 135,662.50	\$ 338,218	\$ 7,135,000
12/15/2021		\$ -		\$ 133,912.50		
6/15/2022		\$ 145,000	2.500%	\$ 133,912.50	\$ 412,825	\$ 6,990,000
12/15/2022				\$ 132,100.00		
6/15/2023		\$ 150,000	2.500%	\$ 132,100.00	\$ 414,200	\$ 6,840,000
12/15/2023				\$ 130,225.00		
6/15/2024		\$ 155,000	2.500%	\$ 130,225.00	\$ 415,450	\$ 6,685,000
12/15/2024				\$ 128,287.50		
6/15/2025		\$ 155,000	2.500%	\$ 128,287.50	\$ 411,575	\$ 6,530,000
12/15/2025				\$ 126,350.00		
6/15/2026		\$ 160,000	3.000%	\$ 126,350.00	\$ 412,700	\$ 6,370,000
12/15/2026				\$ 123,950.00		
6/15/2027		\$ 165,000	3.000%	\$ 123,950.00	\$ 412,900	\$ 6,205,000
12/15/2027				\$ 121,475.00		
6/15/2028		\$ 170,000	3.000%	\$ 121,475.00	\$ 412,950	\$ 6,035,000
12/15/2028				\$ 118,925.00		
6/15/2029		\$ 175,000	3.000%	\$ 118,925.00	\$ 412,850	\$ 5,860,000
12/15/2029				\$ 116,300.00		
6/15/2030		\$ 180,000	3.000%	\$ 116,300.00	\$ 412,600	\$ 5,680,000
12/15/2030				\$ 113,600.00		
6/15/2031		\$ 190,000	4.000%	\$ 113,600.00	\$ 417,200	\$ 5,490,000
12/15/2031				\$ 109,800.00		
6/15/2032		\$ 195,000	4.000%	\$ 109,800.00	\$ 414,600	\$ 5,295,000
12/15/2032				\$ 105,900.00		
6/15/2033		\$ 205,000	4.000%	\$ 105,900.00	\$ 416,800	\$ 5,090,000
12/15/2033				\$ 101,800.00		
6/15/2034		\$ 215,000	4.000%	\$ 101,800.00	\$ 418,600	\$ 4,875,000
12/15/2034				\$ 97,500.00		
6/15/2035		\$ 220,000	4.000%	\$ 97,500.00	\$ 415,000	\$ 4,655,000
12/15/2035				\$ 93,100.00		
6/15/2036		\$ 230,000	4.000%	\$ 93,100.00	\$ 416,200	\$ 4,425,000
12/15/2036				\$ 88,500.00		
6/15/2037		\$ 240,000	4.000%	\$ 88,500.00	\$ 417,000	\$ 4,185,000
12/15/2037				\$ 83,700.00		
6/15/2038		\$ 250,000	4.000%	\$ 83,700.00	\$ 417,400	\$ 3,935,000
12/15/2038				\$ 78,700.00		
6/15/2039		\$ 260,000	4.000%	\$ 78,700.00	\$ 417,400	\$ 3,675,000
12/15/2039				\$ 73,500.00		
6/15/2040		\$ 270,000	4.000%	\$ 73,500.00	\$ 417,000	\$ 3,405,000
12/15/2040				\$ 68,100.00		
6/15/2041		\$ 280,000	4.000%	\$ 68,100.00	\$ 416,200	\$ 3,125,000
12/15/2041				\$ 62,500.00		
6/15/2042		\$ 295,000	4.000%	\$ 62,500.00	\$ 420,000	\$ 2,830,000

**Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2042				\$ 56,600.00		
6/15/2043		\$ 305,000	4.000%	\$ 56,600.00	\$ 418,200	\$ 2,525,000
12/15/2043				\$ 50,500.00		
6/15/2044		\$ 320,000	4.000%	\$ 50,500.00	\$ 421,000	\$ 2,205,000
12/15/2044				\$ 44,100.00		
6/15/2045		\$ 330,000	4.000%	\$ 44,100.00	\$ 418,200	\$ 1,875,000
12/15/2045				\$ 37,500.00		
6/15/2046		\$ 345,000	4.000%	\$ 37,500.00	\$ 420,000	\$ 1,530,000
12/15/2046				\$ 30,600.00		
6/15/2047		\$ 360,000	4.000%	\$ 30,600.00	\$ 421,200	\$ 1,170,000
12/15/2047				\$ 23,400.00		
6/15/2048		\$ 375,000	4.000%	\$ 23,400.00	\$ 421,800	\$ 795,000
12/15/2048				\$ 15,900.00		
6/15/2049		\$ 390,000	4.000%	\$ 15,900.00	\$ 421,800	\$ 405,000
12/15/2049				\$ 8,100.00		
6/15/2050		\$ 405,000	4.000%	\$ 8,100.00	\$ 421,200	\$ -
		\$ 7,275,000		\$ 5,148,067.99	\$ 12,423,068	

Outstanding Par at September 30, 2027 \$ 6,205,000

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2027

Description	FY 2026 Amended Budget	Actual at 4/30/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Revised Proposed Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 25,262	\$ 12,392	\$ 24,784	\$ 32,884
Revenue Account	\$ 38,645	\$ 23,427	\$ 46,855	\$ 58,574
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,210,545	\$ 1,153,727	\$ 1,210,545	\$ 1,210,545
Total Revenue & Other Sources	\$ 1,274,453	\$ 1,189,546	\$ 1,282,184	\$ 1,302,003
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 465,000	\$ 465,000	\$ 465,000	\$ 475,000
Principal Debt Service - Early Redemptions	\$ -	\$ 5,000	\$ 5,000	\$ -
Interest Expense	\$ 682,601	\$ 344,083	\$ 682,551	\$ 671,356
Other Fees and Charges				
Discounts for Early Payment	\$ 45,904	\$ -	\$ 45,904	\$ 45,854
Operating Transfers Out	\$ -	\$ 12,392	\$ 12,392	\$ -
Total Expenditures and Other Uses	\$ 1,193,505	\$ 826,475	\$ 1,210,847	\$ 1,192,211
Net Increase/(Decrease) in Fund Balance	\$ 80,948	\$ 363,071	\$ 71,337	\$ 109,793
Fund Balance - Beginning	\$ 1,521,458	\$ 1,521,458	\$ 1,521,458	\$ 1,592,795
Fund Balance - Ending	\$ 1,602,406	\$ 1,884,530	\$ 1,592,795	\$ 1,702,587

Restricted Fund Balance:

Reserve Account Requirement	\$ 576,533
Restricted for December 15, 2027 Principal & Interest Payment	\$ 817,888
Total - Restricted Fund Balance:	\$ 1,394,420

Description of Product	Number of Units	FY 2026 Rate	Actual Platted	FY 2027 Rate
Executive (50' - 59')	319	\$ 1,233.84	304	\$ 1,233.84
Manor (60' - 69')	319	\$ 1,469.79	309	\$ 1,469.79
Estate (70' - 80')	134	\$ 1,824.57	159	\$ 1,824.57
Twin Villa	28	\$ 962.97	28	\$ 962.97
Townhome	126	\$ 608.19	126	\$ 608.19
Total:	926		926	

**Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 20,695,000	Varies			
12/15/2021				\$ 109,860.21		
6/15/2022				\$ 359,542.50	\$ 469,403	\$ 20,695,000
12/15/2022		\$ 430,000	2.350%	\$ 359,542.50		
6/15/2023				\$ 354,490.00	\$ 1,144,033	\$ 20,265,000
12/15/2023		\$ 440,000	2.350%	\$ 354,490.00		
6/15/2024				\$ 349,320.00	\$ 1,143,810	\$ 19,825,000
12/15/2024		\$ 450,000	2.350%	\$ 349,320.00		
6/15/2025	3/15/2025 \$ 5,000.00			\$ 344,032.50	\$ 1,143,353	\$ 19,370,000
12/15/2025		\$ 465,000	2.350%	\$ 344,032.50		
6/15/2026				\$ 338,468.75	\$ 1,147,501	\$ 18,905,000
12/15/2026		\$ 475,000	2.350%	\$ 338,468.75		
6/15/2027				\$ 332,887.50	\$ 1,146,356	\$ 18,430,000
12/15/2027		\$ 485,000	3.000%	\$ 332,887.50		
6/15/2028				\$ 325,612.50	\$ 1,143,500	\$ 17,945,000
12/15/2028		\$ 500,000	3.000%	\$ 325,612.50		
6/15/2029				\$ 318,112.50	\$ 1,143,725	\$ 17,445,000
12/15/2029		\$ 515,000	3.000%	\$ 318,112.50		
6/15/2030				\$ 310,387.50	\$ 1,143,500	\$ 16,930,000
12/15/2030		\$ 530,000	3.000%	\$ 310,387.50		
6/15/2031				\$ 302,437.50	\$ 1,142,825	\$ 16,400,000
12/15/2031		\$ 545,000	3.000%	\$ 302,437.50		
6/15/2032				\$ 294,262.50	\$ 1,141,700	\$ 15,855,000
12/15/2032		\$ 560,000	3.300%	\$ 294,262.50		
6/15/2033				\$ 285,022.50	\$ 1,139,285	\$ 15,295,000
12/15/2033		\$ 580,000	3.300%	\$ 285,022.50		
6/15/2034				\$ 275,452.50	\$ 1,140,475	\$ 14,715,000
12/15/2034		\$ 600,000	3.300%	\$ 275,452.50		
6/15/2035				\$ 265,552.50	\$ 1,141,005	\$ 14,115,000
12/15/2035		\$ 620,000	3.300%	\$ 265,552.50		
6/15/2036				\$ 255,322.50	\$ 1,140,875	\$ 13,495,000
12/15/2036		\$ 640,000	3.300%	\$ 255,322.50		
6/15/2037				\$ 244,762.50	\$ 1,140,085	\$ 12,855,000
12/15/2037		\$ 660,000	3.300%	\$ 244,762.50		
6/15/2038				\$ 233,872.50	\$ 1,138,635	\$ 12,195,000
12/15/2038		\$ 680,000	3.300%	\$ 233,872.50		
6/15/2039				\$ 222,652.50	\$ 1,136,525	\$ 11,515,000
12/15/2039		\$ 705,000	3.300%	\$ 222,652.50		
6/15/2040				\$ 211,020.00	\$ 1,138,673	\$ 10,810,000
12/15/2040		\$ 730,000	3.300%	\$ 211,020.00		
6/15/2041				\$ 198,975.00	\$ 1,139,995	\$ 10,080,000
12/15/2041		\$ 750,000	3.300%	\$ 198,975.00		
6/15/2042				\$ 186,600.00	\$ 1,135,575	\$ 9,330,000
12/15/2042		\$ 775,000	4.000%	\$ 186,600.00		
6/15/2043				\$ 171,100.00	\$ 1,132,700	\$ 8,555,000

Prepared by:

JPWard Associates, LLC

**Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2043		\$ 810,000	4.000%	\$ 171,100.00		
6/15/2044				\$ 154,900.00	\$ 1,136,000	\$ 7,745,000
12/15/2044		\$ 840,000	4.000%	\$ 154,900.00		
6/15/2045				\$ 138,100.00	\$ 1,133,000	\$ 6,905,000
12/15/2045		\$ 875,000	4.000%	\$ 138,100.00		
6/15/2046				\$ 120,600.00	\$ 1,133,700	\$ 6,030,000
12/15/2046		\$ 910,000	4.000%	\$ 120,600.00		
6/15/2047				\$ 102,400.00	\$ 1,133,000	\$ 5,120,000
12/15/2047		\$ 945,000	4.000%	\$ 102,400.00		
6/15/2048				\$ 83,500.00	\$ 1,130,900	\$ 4,175,000
12/15/2048		\$ 985,000	4.000%	\$ 83,500.00		
6/15/2049				\$ 63,800.00	\$ 1,132,300	\$ 3,190,000
12/15/2049		\$ 1,020,000	4.000%	\$ 63,800.00		
6/15/2050				\$ 43,400.00	\$ 1,127,200	\$ 2,170,000
12/15/2050		\$ 1,065,000	4.000%	\$ 43,400.00		
6/15/2051				\$ 22,100.00	\$ 1,130,500	\$ 1,105,000
12/15/2051		\$ 1,105,000	4.000%	\$ 22,100.00		\$ -
				\$ 13,927,232.71	\$ 33,490,133	

Outstanding Par at September 30, 2027 \$ 18,430,000